

## CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for May 11, 2005 PLANNING COMMISSION MEETING

**P.A.S.:** County Final Plat No.05045  
Oak Prairie Estates 1<sup>st</sup> Add

**PROPOSAL:** A final plat consisting of 6 lots and three outlots.

**LOCATION:** Northwest 140<sup>th</sup> and West Holdrege

**LAND AREA:** 138.26 acres, more or less

**CONCLUSION:** Final plat is in conformance with the preliminary plat and Community Unit Plan.

<b><u>RECOMMENDATION:</u></b>	Conditional Approval
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** All of Outlot "A" Oak Prairie Estates located in the west half of section 19, T10N, R5E, in the 6th P.M., Lancaster County, Nebraska.

**EXISTING ZONING:** AG Agricultural with a cluster CUP

**EXISTING LAND USE:** Farmland, tree farm and former horse ranch.

**SURROUNDING LAND USE AND ZONING:** Agricultural land in AG zoning on all sides (Seward County zoning to the west). Scattered single family dwellings in the area. I-80 abutting along the south.

**HISTORY:** Oak Prairie Final Plat was approved in Oct. 2004. Oak Prairie Preliminary Plat and Community Unit Plan were approved by the Planning Commission on January 7, 2004 and were approved by the Lancaster County Board on June 8, 2004.

**UTILITIES:** There are no sewer or water facilities available. There is no water district at this location. Well water is proposed.

**TRAFFIC ANALYSIS:** NW 140 is a county gravel road that dead ends at the Interstate. Holdrege is a gravel county road. I-80 abuts along the south and is accessible via the Crete interchange one mile west in Seward County. NW 126<sup>th</sup> Street is paved, one mile to the east of this application, and connects to West 'O' street. Note; the abutting section of NW 140<sup>th</sup> street is maintained by the Seward County Engineer.

**ANALYSIS:**

1. The final plat conforms to the approved preliminary plat. An administrative amendment (#05044) is requested to make minor adjustments to the CUP.
2. The County Engineer's letter of April 16, 2005 notes several required adjustments.
3. Revisions and installation of improvements are required prior to scheduling to the County Board.

**CONDITIONS:**

1. Prior to scheduling this final plat onto the County Board's agenda:
  - 1.1 The Final Plat Mylar shall have the following changes made to it:
    - 1.1.1 Revise the plat to show the corrections noted in the County Engineers letter of April 18, 2005
    - 1.1.2 Revise the surveyor's certificate to reflect Lancaster County, not Lincoln Title 26.
    - 1.1.3 Revise Outlot "B" to "C" and show the uses, on pages 2 and 3 of 3.
    - 1.1.4 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.
  - 1.2 All improvements must be in place and approved by the County Engineer.
2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
  - 2.1 To submit to the County Engineer an erosion control plan.
  - 2.2 To protect the remaining trees on the site during construction and development.
  - 2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.
  - 2.4 To complete the private improvements shown on the preliminary plat.

2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.

2.6 To relinquish the right of direct vehicular access to W. Holdrege St. except for Oak Prairie Cir and one access for Lot 6.

2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

3. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision All taxes against the land have been paid and are current and there are no liens for taxes which have been levied but not yet delinquent.

Prepared by:

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Mike DeKalb, 441-6370, [mdekalb@lincoln.ne.gov](mailto:mdekalb@lincoln.ne.gov)  
Planner  
April 22, 2005

**APPLICANT:** Brian D Carstens and Associates  
601 Old Cheney Road, Suite C  
Lincoln, NE 68512  
(402) 434 -2424

**OWNER:** Oak Prairie, LLC  
5319 Theis Cove Drive  
Lincoln, NE 68516  
(402) 488 -8504

**CONTACT:** Brian Carstens



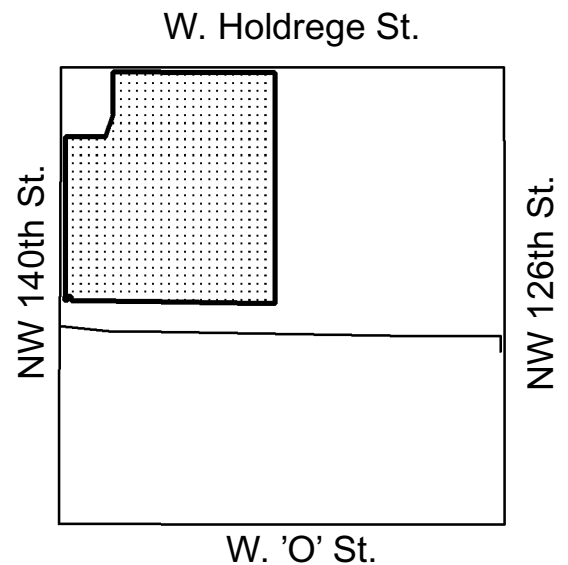
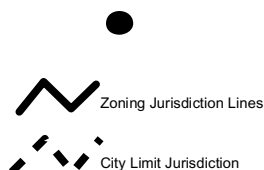
1999 aerial

# **County Final Plat #05045** **Oak Prairie Estates 1st** **NW 140th & W. Holdrege St.**

## **Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

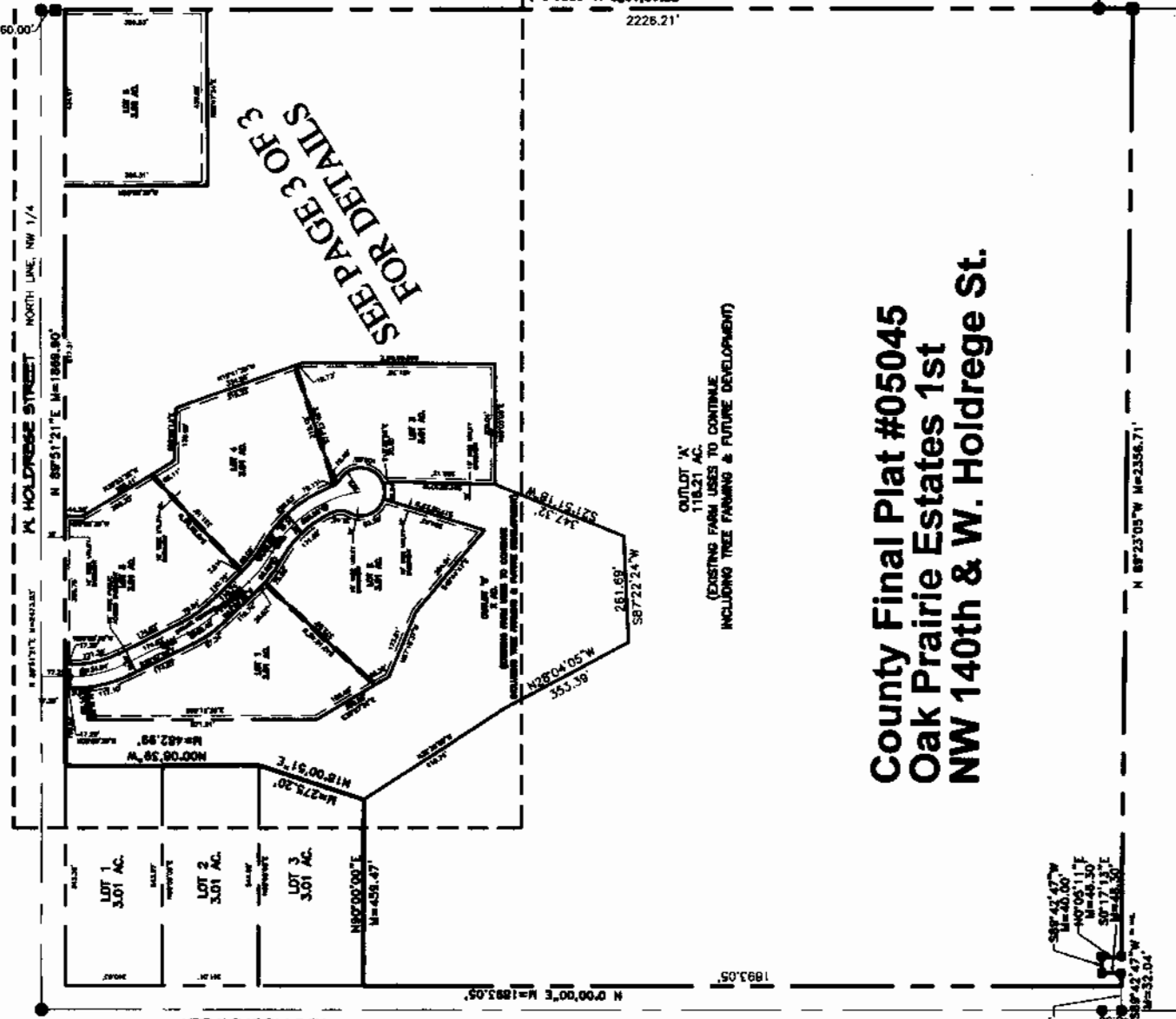
One Square Mile  
 Sec. 19 T10N R5E





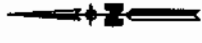
NW CORNER OF SEC. 19-10-3  
 FOUND NAIL CO. SURVEY MARKER  
 1) FOUND NAIL IN POST, SW-30.84'  
 2) FOUND NAIL IN POST, SW-30.84'  
 3) FOUND NAIL IN POST, SW-30.84'  
 4) SET 1" PINE, S-46.81'

N 1/4 CORNER, SEC. 19-10-3  
 FOUND NAIL CO. SURVEY MARKER  
 1) FOUND NAIL IN POST, SW-31.85'  
 2) FOUND NAIL IN POST, SW-31.85'  
 3) FOUND NAIL IN POST, SW-31.85'  
 4) SET 1" PINE, S-33.03'



# OAK PRAIRIE ESTATES FIRST ADDITION

## FINAL PLAT BASED ON COUNTY PRELIMINARY PLAT #03010 OAK PRAIRIE



SCALE: 1" = 200'

### CURVE DATA:

- A) R = 300.00' Δ = 20°58'20" T = 66.19' L = 138.00' Chord = 80.81' Chg = 51°07'33" Chg = 53°36'00" T
- B) R = 300.00' Δ = 16°57'44" T = 44.73' L = 100.00' Chord = 66.19' Chg = 51°07'33" Chg = 53°36'00" T
- C) R = 300.00' Δ = 20°58'20" T = 66.19' L = 138.00' Chord = 80.81' Chg = 51°07'33" Chg = 53°36'00" T
- D) R = 300.00' Δ = 20°58'20" T = 66.19' L = 138.00' Chord = 80.81' Chg = 51°07'33" Chg = 53°36'00" T

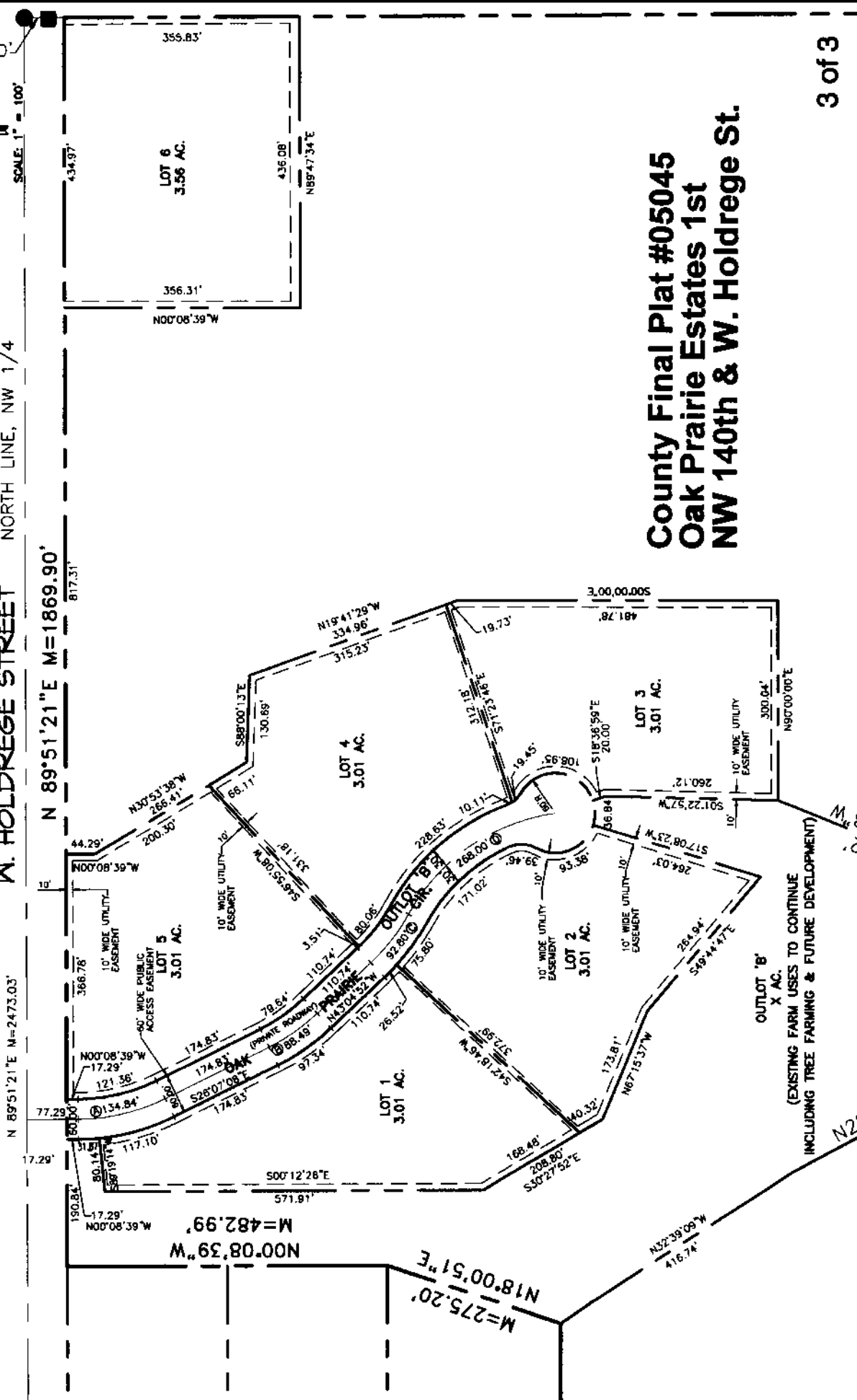
C 1/4 CORNER, SEC. 19-10-3  
 FOUND STONE PER RECORD, 1.3' DEEP  
 1) SET 1" PINE, S-46.81' & E-31.85'  
 2) SET 1" PINE, S-46.81' & E-31.85'  
 3) SET 1" PINE, S-46.81' & E-31.85'  
 4) SET 1" PINE, S-46.81' & E-31.85'  
 5) SET 1" PINE, S-46.81' & E-31.85'  
 6) N-S FENCE LINE, E-1.1'

County Final Plat #05045  
 Oak Prairie Estates 1st  
 NW 140th & W. Holdrege St.



# OAK PRAIRIE ESTATES FIRST ADDITION

FINAL PLAT  
 BASED ON COUNTY PRELIMINARY PLAT #03010 OAK PRAIRIE  
 W. HOLDREGE STREET NORTH LINE, NW 1/4



County Final Plat #05045  
 Oak Prairie Estates 1st  
 NW 140th & W. Holdrege St.



# BRIAN D. CARSTENS AND ASSOCIATES

LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN

601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

April 14, 2004

Marvin Krout  
Director of Planning  
City of Lincoln/ Lancaster County  
555 South 10th Street  
Lincoln, NE 68508

RE: OAK PRAIRIE ESTATES FIRST ADDITION  
FINAL PLAT

Dear Marvin,

On behalf of the developer, Oak Prairie, L.L.C., we are submitting the Final Plat for Oak Prairie Estates First Addition. We are creating six lots and two outlots which are slightly different from the approved Oak Prairie Estates. In addition to this Final Plat, we are also submitting an Administrative Amendment to adjust the lot lines and create another outlot.

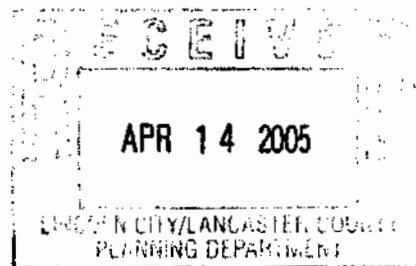
Please feel free to contact me if you have any further questions.

Sincerely,

Brian D. Carstens

ENCLOSURES: 16 sets of sheets 1 thru 3  
Application for Final Plat  
Application fee for \$275.00  
Ownership Certificate  
8 1/2" x 11" Reduced Copies

cc: Oak Prairie, L.L.C.





Lancaster

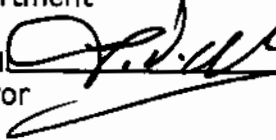
County

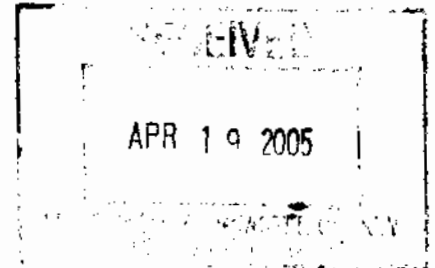
Engineering

Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY- LARRY V. WORRELL  
COUNTY SURVEYOR

**DATE:** April 18, 2005  
**TO:** Mike DeKalb  
Planning Department  
**FROM:** Larry V. Worrell   
County Surveyor  
**SUBJECT:** OAK PRAIRIE ESTATES FIRST ADDITION  
FINAL PLAT



This office has reviewed subject Final Plat and would offer the following comments:

- 1) The outlot for Oak Prairie Circle should be Outlot "C".
- 2) Outlot "B" does not have the size shown.
- 3) The dedication shall be revised to relinquish access to West Holdrege Street except for Oak Prairie Circle and one residential access to Lot 6.
- 4) All improvements shall be complete prior to plat approval.

LVW/DP/bml  
Connie/Subdiv.wk/Oak Prairie Estates/First Addition - Final Plat Mem.